



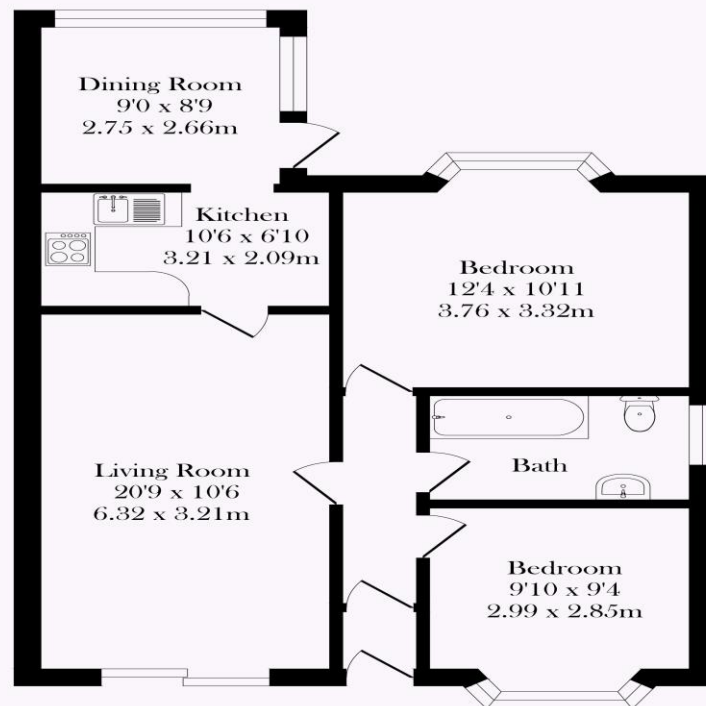
TRACY PHILLIPS

Estates



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Approx. Floor
Area 69.3 Sq.M
(746 Sq.Ft.)

Total Approx. Floor Area 69.3 Sq.M. (746 Sq.Ft.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Asking Price £215,000

Dingle Avenue, Appley Bridge, WN6 9LF



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This lovely, well-maintained true bungalow is ideally positioned in a quiet and peaceful location within the much sought-after village of Appley Bridge. The village offers a good range of local amenities, bus services and a railway station, together with beautiful countryside walks and the picturesque Leeds & Liverpool Canal. The property is also conveniently located just a 5-minute drive from Junction 27 of the M6, making it ideal for those needing excellent commuter links.

The bungalow can be accessed from both the front and rear, with a traditional garden pathway leading to the front entrance, while to the opposite side there is a driveway providing parking and access to the single garage. Internally, the accommodation is well presented and thoughtfully arranged.

The spacious lounge is a lovely bright room with patio doors opening directly onto the rear garden, creating a pleasant connection between the house and outside space. The fitted kitchen is finished in white and offers a good range of wall and base cupboards, together with an integrated hob, oven and extractor hood. The newly fitted bathroom features a large, easy-access step-in shower, vanity wash hand basin with storage and WC. There are two good-sized double bedrooms both with fitted wardrobes, dressing tables and bedside tables, providing excellent built-in storage.

Outside, the pretty rear garden is a particular feature of the property, being mainly laid to lawn with a patio area and attractive well-stocked borders containing a lovely selection of flowers and mature shrubs. This is a charming bungalow in a peaceful and highly desirable village location, offering well-presented accommodation, a lovely garden, garage and parking. Offered for sale with no onward chain.





